



Council Action

City of Minneapolis

File No. 15-01118

The Minneapolis City Council hereby approves the following:

1. Passage of Ordinances amending Title 20 of the Minneapolis Code of Ordinances relating to Zoning Code, allowing more flexibility regarding the size of commercial uses in certain zoning districts and amending zoning definitions to include limited production and processing:
 1. Chapter 520 relating to Introductory Provisions.
 2. Chapter 527 relating to Planned Unit Development.
 3. Chapter 536 relating to Specific Development Standards.
 4. Chapter 547 relating to Office Residence Districts.
 5. Chapter 548 relating to Commercial Districts.
 6. Chapter 549 relating to Downtown Districts.
2. Returning to author:
 1. Chapter 550 relating to Industrial Districts.
 2. Chapter 551 relating to Overlay Districts.

Committee: ZP Public Hearing: N/A Publication: 12/19/2015

RECORD OF COUNCIL VOTE				
MEMBER	AYE	NAY	ABSTAIN	ABSENT
REICH	X			
GORDON	X			
FREY	X			
B. JOHNSON				X
YANG	X			
WARSAME	X			
GOODMAN	X			
GLIDDEN	X			
CANO	X			
BENDER	X			
QUINCY	X			
A. JOHNSON	X			
PALMISANO	X			
DATE:	DEC 11 2015			

☒ APPROVED

☐ VETOED


MAYOR HODGES

DEC 16 2015

DATE

Certified an official action of the City Council

ATTEST:


CITY CLERK



Ordinance No. 2015-04-101

City of Minneapolis

File No. 15-01118

By Gordon

Amending Title 20, Chapter 520 of the Minneapolis Code of Ordinances relating to Zoning Code: Introductory Provisions.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 520.160 of the above-entitled ordinance be amended by adding thereto a new definition for "Limited production and processing" to read as follows:

520.160. Definitions. Unless otherwise expressly stated, or unless the context clearly indicates a different meaning, the words and phrases in the following list of definitions shall, for the purposes of this zoning ordinance, have the meanings indicated. Additional definitions may be found within specific chapters of this zoning ordinance. All words and phrases not defined shall have their common meaning.


Limited production and processing. Small-scale assembly, disassembly, fabrication, manufacturing, cleaning, servicing, packaging, sorting or other handling of goods or materials, either as an intermediate input for further production or processing, or for final sale, use or consumption in a manner that is consistent and compatible with retail sales and services. Limited production and processing does not include processing of raw materials or production of primary materials, except for food and beverage products, and shall not include any use which may be classified as a medium industrial use or general industrial use which is first allowed in the I2 or I3 districts. Wholesale and off-premise sales accessory to limited production or processing uses shall be permitted.

Notice: 9/11/2015 Intro. & 1st Reading: 9/25/2015 Committee: ZP
Public Hearing: N/A 2nd Reading & Passage: 12/11/2015 Publication: 12/19/2015

RECORD OF COUNCIL VOTE				
MEMBER	AYE	NAY	ABSTAIN	ABSENT
REICH	X			
GORDON	X			
FREY	X			
B. JOHNSON				X
YANG	X			
WARSAME	X			
GOODMAN	X			
GLIDDEN	X			
CANO	X			
BENDER	X			
QUINCY	X			
A. JOHNSON	X			
PALMISANO	X			
DATE:	DEC 11 2015			

☒ APPROVED

☐ VETOED


MAYOR HODGES

DEC 16 2015

DATE

Certified an official action of the City Council
ATTEST:


CITY CLERK



Ordinance No. 2015-02-102

City of Minneapolis

File No. 15-01118

By Gordon

Amending Title 20, Chapter 527 of the Minneapolis Code of Ordinances relating to Zoning Code: Planned Unit Development.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 527.200 of the above-entitled ordinance be amended to read as follows:

527.200. Additional Uses. (a) *In general.* The city planning commission may authorize additional uses in the zoning district in which the planned unit development is located as provided below and subject to section 527.210. An amenity is not required in order to allow an additional use.

(b) *Residence and OR1 Districts.* The city planning commission may authorize additional residential uses, small neighborhood serving retail sales and services uses as allowed in the OR2 and OR3 Districts, child care centers, offices and clinics within a planned unit development located in the Residence and OR1 Districts. The additional small neighborhood serving retail sales and services uses as allowed in the OR2 and OR3 Districts, child care centers, offices and clinics shall not exceed ~~two thousand (2,000)~~ four thousand (4,000) square feet per use, unless otherwise allowed by the zoning district in which the use is located.

(c) OR 2 and OR3 Districts. The city planning commission may authorize additional residential uses and retail sales and services uses as allowed in the C1 District within planned unit developments located in the OR2 and OR3 Districts. Notwithstanding section 547.30(f)(2) and (3), the city planning commission may authorize retail sales and services uses greater than ~~two thousand (2,000)~~ four thousand (4,000) square feet, but not to exceed ~~four thousand (4,000)~~ eight thousand (8,000) square feet per use. ~~The city planning commission may allow more than two such retail sales and services uses per zoning lot.~~

Notice: 1/25/2013 Intro. & 1st Reading: 2/8/2013 Committee: ZP
Public Hearing: N/A 2nd Reading & Passage: 12/11/2015 Publication: 12/19/2015

RECORD OF COUNCIL VOTE				
MEMBER	AYE	NAY	ABSTAIN	ABSENT
REICH	X			
GORDON	X			
FREY	X			
B. JOHNSON				X
YANG	X			
WARSAME	X			
GOODMAN	X			
GLIDDEN	X			
CANO	X			
BENDER	X			
QUINCY	X			
A. JOHNSON	X			
PALMISANO	X			
DATE:	DEC 11 2015			

☒ APPROVED ☐ VETOED


MAYOR HODGES

DEC 16 2015

DATE

Certified an official action of the City Council
ATTEST:


CITY CLERK

Ordinance No. 2015-DY-103

City of Minneapolis

File No. 15-01118

By Gordon

Amending Title 20, Chapter 536 of the Minneapolis Code of Ordinances relating to Zoning Code: Specific Development Standards.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 536.20 of the above-entitled ordinance be amended to read as follows:

536.20. - Specific development standards.

The uses listed below are subject to the following specific development standards, in addition to all other applicable regulations:

Alternative financial establishment.

- (1) The use shall be located at least one thousand (1,000) feet from all existing alternative financial establishments, pawnshops and missions.
- (2) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
- (3) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level.
- (4) For new construction, at least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level.
- (5) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
- (6) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Animal shelter. Except in the I3 District, all activity shall be within a completely enclosed building with soundproofing and odor control. Outdoor kennels shall be prohibited.

Art Studio.

- (1) An art studio may include the design and fabrication of jewelry, ornamental ceramics, pottery and visual arts.
- (2) Metalworking shall be prohibited, except for jewelry making. Except in the C4, B4S and B4C Districts, jewelry making shall be limited to twelve hundred (1,200) square feet and the main entrance shall open to a retail or office component equal to not less than fifteen (15) percent of the floor area of the use.

Athletic field.

- (1) The athletic field shall be at least fifty (50) feet from the nearest property line of a residential use located in a residence or office residence district or any permitted or conditional residential use.
- (2) The athletic field shall be situated in such a way as to minimize the effects of lighting and noise on surrounding property.
- (3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected after an event for purposes of removing any litter found thereon.

Automobile convenience facility.

- (1) The sale or repair of vehicles shall be prohibited.
- (2) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vapor tight fittings to preclude the escape of gas vapors from the fill pipes.
- (3) Service area canopy light fixtures shall be completely recessed within the canopy so that the lenses shall not extend beyond the surface of the canopy.
- (4) The total light output used for illuminating service area canopies shall not exceed forty (40) initial bare-lamp lumens per square foot of canopy.
- (5) The premises of all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (6) Facilities that provide for unattended, automated dispensing of gasoline or other engine fuel shall provide lighting on site that maintains a minimum acceptable level of security at all times, while not creating glare or excessive lighting of the site and come into compliance with the lighting standards in section 535.590.
- (7) The use and all operations associated with the use shall comply with all applicable provisions of the Minnesota State Fire Code.

Automobile rental. Fuel pumps for the purpose of the retail sale and dispensing of fuel to the general public shall be prohibited. If the use includes dispensing of fuel for the automobiles maintained on-site, the use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.

Automobile repair, major.

- (1) All vehicles waiting for repair or pick-up shall be stored on the site within an enclosed building or in parking spaces in compliance with Chapter 541, Off-Street Parking and Loading.
- (2) Except in the I3 District, all repairs shall be performed within a completely enclosed building.
- (3) All vehicles parked or stored on-site shall display a current license plate with a current license tab. Outside storage of automotive parts or storage of junk vehicles shall be prohibited.
- (4) The sale of vehicles shall be prohibited.

(5) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.

(6) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

(7) In the I1, Light Industrial District, the use shall be located at least three hundred (300) feet from a residence or office residence district.

(8) Unattended, automated dispensing of gasoline or other engine fuel shall be prohibited.

Automobile repair, minor.

(1) All vehicles waiting for repair or pick-up shall be stored on the site in an enclosed building or in parking spaces in compliance with Chapter 541, Off-Street Parking and Loading.

(2) Except in the I3 District, all repairs shall be performed within a completely enclosed building.

(3) All vehicles parked or stored on-site shall display a current license plate with a current license tab. Outdoor storage of automotive parts or storage of junk vehicles is prohibited.

(4) The sale of vehicles shall be prohibited.

(5) In the C1, C2 and C3S Districts, all service vehicles associated with the establishment shall be parked or stored in an enclosed structure after business hours.

(6) The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.

(7) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

(8) Unattended, automated dispensing of gasoline or other engine fuel shall be prohibited.

Automobile sales.

(1) Fuel pumps for the purpose of the retail sale and dispensing of fuel to the general public shall be prohibited. If the use includes dispensing of fuel for the automobiles maintained on-site, the use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses. All storage tanks shall be equipped with vaportight fittings to preclude the escape of gas vapors from the fill pipes.

(2) The rental of passenger automobiles shall be prohibited, except as an accessory use.

Bed and breakfast home.

(1) The owner or operator of the bed and breakfast home shall occupy the property as his or her primary residence and reside in the home when it is in operation.

(2) There shall be no more than eight (8) bedrooms available to bed and breakfast guests.

- (3) Separate kitchen facilities shall not be available for guests. Meals shall be prepared and served by the operator and shall be available to registered guests only.
- (4) The home shall have a minimum of two thousand (2,000) square feet of habitable residential floor area.
- (5) The home shall be licensed in accordance with Chapter 297A, Bed and Breakfast Facilities, of the Minneapolis Code of Ordinances.
- (6) Exterior alterations or modifications that change the residential character or appearance of the dwelling, any accessory buildings or the zoning lot shall be prohibited.
- (7) Exterior stairways shall be prohibited.
- (8) Historically designated structures may apply for a variance from the regulations regarding bed and breakfast homes, as specified in Title 23, Heritage Preservation, of the Minneapolis Code of Ordinances

Birth center.

- (1) The operator shall submit a management plan for the facility and a floor plan showing delivery rooms, emergency exits and bathrooms.
- (2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Blood/plasma collection facility.

- (1) Trash receptacles shall be located at the public entrance(s), and the premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (2) The facility shall include a waiting area and departure lounge of a size large enough to accommodate all donors within the building, but not less than five hundred (500) square feet in area.
- (3) The operator shall submit a management plan for the facility and a floor plan showing the waiting area and departure lounge and number of donor beds.

Board and care home, nursing home, assisted living.

- (1) On-site services shall be for residents of the facility only.
- (2) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Car wash.

- (1) Water from the car wash shall not drain across any sidewalk or into a public right-of-way.
- (2) Vacuum facilities shall be located in an enclosed structure or located away from any residential use to avoid the impacts of noise.
- (3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Child care center.

- (1) In the residence and OR1 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance, or nursing home.
- (2) The use shall provide a designated area for the short-term parking of vehicles engaged in loading and unloading children, as specified in Chapter 541, Off-Street Parking and Loading. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.
- (3) Play equipment shall not be located in required front, side or rear yards and shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.
- (4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Club or lodge. In the office residence districts, clubs and lodges shall have a minimum of twelve thousand (12,000) square feet of gross floor area.

Cluster development.

- (1) Any application for cluster development approval shall include a development plan which shall consist of a statement of the proposed use of all portions of the land to be included in the cluster development and a site plan showing all existing and proposed development, including but not limited to the location of structures, parking areas, vehicular and pedestrian access, open space, drainage, sewerage, fire protection, building elevations, landscaping, screening and bufferyards, and similar matters, as well as the location of existing public facilities and services.
- (2) All land proposed for cluster development shall be platted or replatted into one or more lots suitable for cluster development, and as such shall comply with all of the applicable requirements contained in Chapter 598, Land Subdivision Regulations.
- (3) The cluster development shall meet the minimum lot area and lot width requirements of the zoning district. There shall be no minimum lot area or lot width requirements for individual lots within the cluster development.
- (4) Yards of at least such minimum width as required by the zoning district shall be maintained along the periphery of the cluster development. Yards for individual lots within the cluster development shall not be required. The distance between principal buildings within the cluster development shall be not less than ten (10) feet.

(5) Not less than forty (40) percent of the land in a cluster development shall be designated as common space for the benefit of all of the residents of the development. Such common space shall be a contiguous area under common ownership or control and shall be located so that it is directly accessible to the largest practical number of dwellings within the development. Safe and convenient pedestrian access shall be provided to such common space for dwellings not adjoining such space. Common space shall include but is not limited to landscaped yards, recreation areas, wetlands, waterbodies and common parking facilities. However, not more than one-half (½) of required common space shall consist of such parking facilities, driveways and private roadways. The city planning commission may approve alternatives to this requirement where strict adherence is impractical because of site location or conditions and the proposed alternative meets the intent of this section.

(6) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood. Not less than eighty (80) percent of the habitable floor area of single or two-family dwellings and multiple-family dwellings of three (3) and four (4) units shall have a minimum width of twenty-two (22) feet. Cluster developments not otherwise governed by Chapter 530, Site Plan Review, shall comply with the principal entrance and windows requirements of Chapter 535, Regulations of General Applicability. The city planning commission may approve alternatives to this requirement where strict adherence is impractical because of site location or conditions and the proposed alternative meets the intent of this section.

(7) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

(8) Any cluster development which includes a manufactured home park shall be first allowed in the R2 District.

Coffee shop. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

College or university. All new colleges and universities and expansions of existing colleges or universities shall submit a master development plan that describes proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property awaiting to be developed.

Community center.

(1) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(2) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Community correctional facility.

(1) The use shall be located at least one-fourth (¼) mile from all existing community correctional facilities.

(2) On-site services shall be for residents of the facility only.

(3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

(5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Community garden.

(1) Overhead lighting shall be prohibited.

(2) No more than two (2) vehicles shall be parked on-site, excluding those parked within an enclosed structure.

(3) Accessory retail sales are subject to the development standards for farmstands specified in Chapter 537, Accessory Uses and Structures.

(4) The use shall not be located in a required interior side yard.

(5) Outdoor growing associated with a community garden shall be exempt from the enclosed building requirements of the zoning ordinance.

(6) Keeping of animals is prohibited.

Community residential facility.

(1) The use shall be located at least one-fourth ($\frac{1}{4}$) mile from all existing community residential facilities.

(2) On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.

(3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.

(5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Concrete, asphalt and rock crushing facility.

(1) All concrete, asphalt and rock crushing facilities shall be located at least three hundred (300) feet from any residence or office residence district.

(2) Any new concrete, asphalt and rock crushing facility and any substantial intensification of an existing facility shall require approval of a conditional use permit. For the purposes of regulating concrete, asphalt and rock crushing facilities, substantial intensification shall mean any of the following:

a. Any geographic expansion of the facility.

b. The addition of any structure or expansion to the bulk of any structure, except additions or expansions designed primarily to provide weather protection or noise or air pollution abatement for existing crushing or grinding equipment for the handling of concrete, asphalt, rock or similar materials included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963, and which do not change machine capacity or facility capacity.

c. The addition of any crushing or grinding equipment for the handling of concrete, asphalt, rock or similar materials, or the replacement of any existing crushing or grinding equipment for the handling of concrete, asphalt, rock or similar materials not included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963.

d. The replacement of any existing crushing or grinding equipment for the handling of concrete, asphalt, rock or similar materials included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963, which results in an increase of greater than ten (10) percent in the rated compression capacity, shear force capacity or other appropriate power or capacity measurement approved by the zoning administrator for the piece of equipment being replaced.

(3) All concrete, asphalt and rock crushing facilities shall provide the following with any application for conditional use permit:

a. A vicinity plan that includes the following:

1. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.

2. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.

3. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.

b. An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.

c. A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.

d. A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.

e. A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.

f. A drainage plan for stormwater management and runoff.

g. A landscape plan showing compliance with the requirements of Chapter 350, Recycling Activities and Salvage Yards, of the Minneapolis Code of Ordinances and Chapter 530, Site Plan Review.

h. A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Consignment clothing store.

- (1) Only clothing, shoes and related accessories shall be sold.
- (2) Individual consignors shall not be paid for the merchandise until the merchandise has been sold by the consignment store to a third party.
- (3) An appointment or set hours shall be required for the acceptance of merchandise.
- (4) No donations shall be accepted.

Convent, monastery or religious retreat center. The use shall be subject to the same requirements for maximum number of persons served and minimum lot area as community residential facilities located in the zoning district.

Day labor agency.

- (1) A waiting area for clients shall be provided which shall be available to clients one (1) hour prior to the posted opening of the use and shall include toilet facilities.
- (2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Developmental achievement center. In the residence and OR1 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance, or nursing home.

Dormitory. The use shall be owned by and be located contiguous to or within one-fourth ($\frac{1}{4}$) mile of the educational facility served.

Dry cleaning establishment. The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses.

Early childhood learning center.

- (1) A designated area for the short-term parking of vehicles engaged in loading and unloading children shall be provided, as specified in Chapter 541, Off-Street Parking and Loading. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.
- (2) Play equipment shall not be located in required front, side or rear yards and shall be effectively screened, as specified in Chapter 530, Site Plan Review.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Educational arts center.

- (1) In the OR1 and OR2 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance.

(2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Electricity generation plant, hydroelectric and non-nuclear powered. All energy generation plants shall provide the following with any application for conditional use permit:

(1) A vicinity plan that includes the following:

- a. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.
- b. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.
- c. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.

(2) An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.

(3) A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.

(4) A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.

(5) A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.

(6) A drainage plan for stormwater management and runoff.

(7) A landscape plan showing compliance with the requirements of Chapter 530, Site Plan Review.

(8) A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Exhibition or temporary market.

(1) A scaled and dimensioned site plan showing the layout of the entire market area shall be submitted.

(2) All vehicles necessary for the operation of the use shall be located on a dustless all-weather hard surface capable of carrying a wheel load of four thousand (4,000) pounds and shall not remain idling while the use is open.

(3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

(4) Canopies shall be securely fastened so as to stay in place during inclement weather. Canopies for temporary markets shall be removed during days that the market is not open to the public.

Faculty house. The use shall be located on a zoning lot used as a fraternity, sorority or rooming house on the effective date of this ordinance which is located within one-half (½) mile of the educational facility served. There shall be no more than twelve (12) rooming or dwelling units.

Farmers' market.

- (1) A scaled and dimensioned site plan showing the layout of the entire market area, including parking spaces for the use, shall be submitted.
- (2) All vehicles necessary for the operation of the use shall be located on a dustless all-weather hard surface capable of carrying a wheel load of four thousand (4,000) pounds and shall not remain idling while the use is open.
- (3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (4) Canopies shall be securely fastened so as to stay in place during inclement weather. Canopies for temporary farmers' markets shall be removed during days that the farmers' market is not open to the public.
- (5) Farmers' markets shall be exempt from the enclosed building requirements of the zoning ordinance.

Film, video and audio production.

- (1) Except in the I3 District, all activity shall be within a completely enclosed building with soundproofing, and sound shall not be audible outside the building.
- (2) The zoning administrator may authorize a reduction to, or elimination of, the minimum window area requirement for film, video and audio production uses where it is determined that compliance with the window requirement would unreasonably interfere with the soundproofing needs of the business. In order to meet the intent of the ordinance, the zoning administrator may impose conditions to mitigate the impact of the reduced window area. To achieve this reduction, film, video and audio production uses are subject to the following:
 - a. Submission of a report prepared by an acoustical engineer detailing the need for additional soundproofing that is not attainable through the use of windows or a separate interior structure and/or second internal envelope. All options, architectural and acoustic, shall have been explored with proof given.
 - b. Blank, uninterrupted walls that do not include windows, entries, recesses or projections, or other architectural elements, shall not exceed twenty-five (25) feet in length.
 - c. The applicant shall propose amenities or improvements that address any adverse effects of reducing the window requirement. Amenities or improvements may include, but are not limited to, additional landscaping and screening, murals, or other graffiti resistant treatments.

Firearms dealer.

- (1) The use shall be located at least two hundred fifty (250) feet from the nearest residence or office residence district.
- (2) The use shall be located at least five hundred (500) feet from the following protected uses: religious institution, K-12 school, child care center or family or group family day care, library or park.

- (3) No firearms or ammunition shall be displayed in window areas or any area where they can be viewed from any public right-of-way.
- (4) Firing ranges shall be prohibited.
- (5) The use shall meet the required security standards mandated by Minnesota Statutes.
- (6) Firearms dealers existing on or before October 7, 1995, and in all other respects in conformance with the provisions of this ordinance, shall be permitted to continue as nonconforming uses in accordance with the provisions of Chapter 531, Nonconforming Uses and Structures.

Fraternity or sorority.

- (1) The use shall be located on a zoning lot used as a fraternity, sorority, or rooming house on the effective date of this ordinance.
- (2) The use shall be located within one-half (½) mile of the educational facility served.
- (3) The maximum number of persons served shall not exceed thirty-two (32).
- (4) On-site services shall be for residents of the facility only.
- (5) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (6) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (7) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Funeral home. Crematories shall be prohibited, except where accessory to a cemetery.

Golf course. Clubhouses and other structures shall be at least fifty (50) feet from the nearest property line of a residential use located in a residence or office residence district or any permitted or conditional residential use.

Grocery store. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Horse and carriage assembly/transfer site.

- (1) The use shall comply with the requirements of Chapter 76, Stables, of the Minneapolis Code of Ordinances.
- (2) The use shall be located at least one hundred (100) feet from a residence or office residence district, a ground floor permitted or conditional residential use, or a food or beverage use.
- (3) The site plan and routes shall be approved by the health department and the city engineer.

Hospital. All new hospitals and expansions of existing hospitals shall submit a master development plan that describes proposed physical development for a period of five (5) years and a period from five (5) to ten (10) years and shall include a description of proposed development phases and plans, including development priorities, the probable sequence for proposed development, estimated dates of construction, and anticipated interim use of property waiting to be developed.

Hospitality residence.

- (1) The use shall be located within one-half ($\frac{1}{2}$) mile of a hospital.
- (2) There shall be no more than fifty (50) rooming units or dwelling units.
- (3) On-site services shall be for the residents of the facility only.
- (4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (6) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Hotel, 5-20 rooms.

- (1) The use shall provide customary hotel services such as linen, maid service, and the use and upkeep of furniture.
- (2) The use shall include an office and/or lobby that is staffed twenty-four (24) hours per day.

Hotel, 21 rooms or more.

- (1) The use shall provide customary hotel services such as linen, maid service, and the use and upkeep of furniture.
- (2) The use shall include an office and/or lobby that is staffed twenty-four (24) hours per day.

Indoor recreation area. In the industrial districts, indoor recreation areas shall be located in buildings existing on the effective date of this ordinance.

Inebriate housing.

- (1) Inebriate housing shall be located at least one-fourth ($\frac{1}{4}$) mile from all existing inebriate housing and from all of the following uses, except in the B4H Overlay District:
 - a. Community correctional facility.
 - b. Community residential facility.
 - c. Supportive housing.
 - d. Motel.
 - e. Overnight shelter.
- (2) The maximum number of persons served shall not exceed thirty-two (32), except in the B4H Overlay District.
- (3) On-site services shall be for residents of the facility only.

(4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.

(5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.

(6) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Intermodal freight facility. Loading and unloading activities shall be located at least three hundred (300) feet from any residence or office residence district. All intermodal facilities shall provide the following with any application for conditional use permit:

(1) A vicinity plan that includes the following:

a. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.

b. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.

c. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.

(2) An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.

(3) A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.

(4) A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.

(5) A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.

(6) A drainage plan for stormwater management and runoff.

(7) A landscape plan showing compliance with the requirements of Chapter 530, Site Plan Review.

(8) A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Laundry, commercial. The use shall employ best management practices regarding the venting of odors, gas and fumes. Such vents shall be located a minimum of ten (10) feet above grade and shall be directed away from residential uses.

Limited Production and Processing.

(1) The portion of the use dedicated to production and processing activities shall not exceed five thousand (5,000) square feet of gross floor area.

(2) The main entrance shall open to a retail, dining or office component equal to not less than fifteen (15) percent of the floor area of the use, except in the C4 District where such district standards

shall apply.

Limousine service. In the I1 District, the use shall be located at least three hundred (300) feet from a residence or office residence district.

Liquor store, off-sale.

(1) The use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.

(2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Market gardens.

(1) In the Residence and OR1 districts:

a. Mechanized equipment similar in scale to that designed for household use shall be permitted. Use of larger mechanized farm equipment is generally prohibited; provided, however, that during the initial preparation of the land heavy equipment may be used to prepare the land between 7:00 a.m. and 7:00 p.m.

b. Accessory retail sales are subject to the development standards for farmstands specified in Chapter 537, Accessory Uses and Structures.

c. No more than two (2) vehicles shall be parked on-site, excluding those parked within an enclosed structure.

d. Shipment and delivery of products or supplies shall be limited to between 7:00 a.m. and 7:00 p.m. and shall regularly occur only in single rear axle straight trucks or smaller vehicles normally used to serve residential neighborhoods.

e. Overhead lighting shall be prohibited.

(2) In the C3A and downtown zoning districts market gardens shall be limited to rooftops or indoor operations unless accessory to a principal use located on the same zoning lot.

(3) Any equipment or supplies needed for garden operations shall be enclosed or otherwise screened from the street and any adjacent residential uses.

(4) The use shall not be located in a required interior side yard.

(5) Keeping of animals is prohibited.

(6) Outdoor growing associated with a market garden shall be exempt from the enclosed building requirements of the zoning ordinance.

Memorial monuments. The use shall be located within three hundred (300) feet of a cemetery and shall not exceed twenty thousand (20,000) square feet in lot area.

Mission.

(1) The use shall be located at least one thousand (1,000) feet from all existing missions, alternative financial establishments and pawnshops.

- (2) The use shall conspicuously post legible signs at the public entrance(s) advising patrons of the hours of operation of the facility and its meal service, if applicable.
- (3) A waiting area for clients shall be provided which shall be available to clients one (1) hour prior to the posted opening of the use and shall include toilet facilities.
- (4) Trash receptacles shall be located at the public entrance(s), and the premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (5) An appointment or set hours for the acceptance of donated merchandise shall be required.
- (6) All receipt, sorting and processing of goods shall occur within a completely enclosed building.

Motor freight terminal.

- (1) Loading and unloading activities shall be located at least one hundred (100) feet from a residence or office residence district boundary.
- (2) Any overnight facilities for drivers shall provide on-site management twenty-four (24) hours a day. The name of the on-site management, and telephone number, shall be filed with the zoning administrator.

Mounted patrol stable.

- (1) The use shall comply with the requirements of Chapter 76 of the Minneapolis Code of Ordinances, Stables.
- (2) The use shall be located not less than one hundred (100) feet from a residence or office residence district, a ground floor permitted or conditional residential use, or a food or beverage use.
- (3) The site plan and routes shall be approved by the health department and the city engineer.

Multiple family dwelling, five units or more.

- (1) All multiple family dwellings of five (5) or more units that include at least one (1) dwelling with three (3) or more bedrooms shall provide an outdoor children's play area to serve residents of the development on sites meeting the following criteria:
 - a. At least twenty thousand (20,000) square feet of lot area.
 - b. Located in the R5 or R6 Multiple Family Districts.
 - c. Located at least one thousand five hundred (1,500) feet from a public park.
 - d. Located outside the UA University Area Overlay District.
- (2) All required outdoor children's play areas shall be subject to the following requirements:
 - a. An active, outdoor children's play area shall be a minimum of fifty (50) square feet for each unit containing three (3) or more bedrooms, but not less than three hundred (300) square feet of play area to a maximum required area of two thousand (2,000) square feet.
 - b. The play area shall be secure, shall be separated from parking and maneuvering areas, and shall be designed to facilitate adult supervision.

- c. Play equipment shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.
- d. The play area shall include play equipment, or natural features suitable for children in both preschool and elementary school. If pre-fabricated, play equipment shall be installed to manufacturer's specifications.
- e. Areas should be designed for winter use and relate to the built form with consideration given to elements such as providing shelter from wind, utilizing seasonally appropriate materials, maximizing access to sunlight and providing for snow and ice removal.
- f. Play equipment shall not be located in a required yard and not more than twenty-five (25) percent of the required square footage of the play area may be located in a required yard.

Nightclub.

- (1) Where alcoholic beverages are served, the use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.
- (2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (3) Nightclubs established or expanded after the effective date of this ordinance shall be located at least five hundred (500) feet from a residence or office residence district boundary.

Nursery or greenhouse. In the residence districts, nurseries and greenhouses shall be subject to the following:

- (1) Only plant materials grown on the premises shall be sold on the premises.
- (2) The retail sales area shall not exceed twenty (20) percent of the gross floor area of the use, including inside loading areas, mechanical and work areas and inside growing areas.
- (3) The use shall be screened from residential uses, as provided in Chapter 530, Site Plan Review.

Outdoor recreation area. The use shall be screened from any residential use located in a residence or office residence district or any permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.

Package delivery service. Overnight facilities for drivers shall be prohibited.

Pawnshop.

- (1) The use shall be located at least one thousand (1,000) feet from all existing pawnshops, alternative financial establishments and missions.
- (2) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
- (3) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level.

- (4) For new construction, at least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into the building at eye level.
- (5) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
- (6) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (7) All receipt, sorting and processing of goods shall occur within a completely enclosed building.

Pet store. All activity shall be within a completely enclosed building with soundproofing and odor control. Outdoor kennels shall be prohibited.

Planned unit development. A planned unit development shall conform to the standards of Chapter 527, Planned Unit Development.

Preschool.

- (1) In the residence and OR1 Districts, the use shall be located in a nonresidential structure existing on the effective date of this ordinance.
- (2) A designated area for the short-term parking of vehicles engaged in loading and unloading children shall be provided, as specified in Chapter 541, Off-Street Parking and Loading. The designated area shall be located as close as practical to the principal entrance of the building and shall be connected to the building by a sidewalk.
- (3) Play equipment shall not be located in required front, side or rear yards and shall be effectively screened from any adjacent residential use located in a residence or office residence district or from a ground floor permitted or conditional residential use, as specified in Chapter 530, Site Plan Review.
- (4) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (5) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Pretrial detention facility, adult.

- (1) The facility shall be limited to a single block located in the area designated "Government district" in the city's comprehensive plan.
- (2) In order to determine whether the facility meets the design standards of this ordinance, a site plan including building elevations, vehicular and pedestrian access, landscaping and similar matters, shall be submitted which shall comply with the following requirements:
 - a. In order to protect the image and form of the downtown skyline and the prominence of city hall, the height and scale of the facility shall be related to the scale of surrounding development, but shall be no higher than the bottom of the face of the clock on the city hall clock tower (elevation one thousand fifty-six (1,056) feet).

- b. In order to promote a street level environment that contributes to downtown's vitality and security, where practical, the facility's street level frontage shall contain office, commercial, or lobby space.
 - c. Where practical, the exterior walls of the facility at the street and skyway levels shall include windows of non-reflective glass providing views into office, commercial and lobby areas. Where windows are not practical, an alternative façade treatment that substantially achieves the objective of this standard may be approved, such as wall enhancements or architectural features including false windows that create visual interest.
 - d. Access and circulation shall be designed to promote a safe street level environment and minimize conflicts with pedestrian traffic. Curb cuts for service entrances, prisoner entrances, truck loading and parking areas shall be minimized. All truck loading and parking areas shall be located within or below the building.
 - e. In order to minimize shadowing of public sidewalks and to avoid blocking views along the street, the facility shall not encroach into or over any public sidewalk or street except for approved skyways connecting to adjacent properties.
 - f. Street trees at least four (4) inches caliper in size and spaced approximately twenty-five (25) feet on center shall be provided along the perimeter of the facility. Alternative street tree placement may be approved to allow a site plan of exceptional design that will enhance the area or that is more consistent with the design of the facility.
 - g. The facility shall include an extension of the skyway system connecting adjacent properties to the north and south. Skyways shall conform to approved standards for skyway design and hours of operation.
 - h. The facility shall be compatible with any nearby historic buildings with respect to building placement, architectural design and exterior materials.
- (3) Transit access shall be provided as approved by the city planning commission.

Pretrial detention facility, juvenile.

- (1) In order to determine whether the facility meets the design standards of this ordinance, a site plan including building elevations, vehicular and pedestrian access, landscaping and similar matters, shall be submitted which shall comply with the following requirements:
- a. In order to protect the image and form of the downtown skyline and the prominence of city hall, the height and scale of the facility shall be related to the scale of surrounding development, but shall be no higher than the bottom of the face of the clock on the city hall clock tower (elevation one thousand fifty-six (1,056) feet).
 - b. In order to promote a street level environment that contributes to downtown's vitality and security, where practical, the facility's street level frontage shall contain office, commercial, or lobby space.
 - c. Where practical, the exterior walls of the facility at the street and skyway levels shall include windows of non-reflective glass providing views into office, commercial and lobby areas. Where windows are not practical, an alternative façade treatment that substantially achieves the objective of this standard may be approved, such as wall enhancements or architectural features including false windows that create visual interest.
 - d. Access and circulation shall be designed to promote a safe street level environment and minimize conflicts with pedestrian traffic. Curb cuts for service entrances, prisoner entrances, truck loading and

parking areas shall be minimized. All truck loading and parking areas shall be located within or below the building.

e. In order to minimize shadowing of public sidewalks and to avoid blocking views along the street, the facility shall not encroach into or over any public sidewalk or street except for approved skyways connecting to adjacent properties.

f. Street trees at least four (4) inches caliper in size and spaced approximately twenty-five (25) feet on center shall be provided along the perimeter of the facility. Alternative street tree placement may be approved to allow a site plan of exceptional design that will enhance the area or that is more consistent with the design of the facility.

g. The facility shall include an extension of the skyway system connecting adjacent properties to the north and south. Skyways shall conform to approved standards for skyway design and hours of operation.

h. The facility shall be compatible with any nearby historic buildings with respect to building placement, architectural design and exterior materials.

(2) Transit access shall be provided as approved by the city planning commission.

Radio or television station.

(1) In the C1 Neighborhood Commercial District, the area designated for a live, in building audience is limited to five hundred (500) square feet or thirty (30) seats, whichever is less.

(2) All communication towers, antennas or base units associated with the use must comply with the requirements of Chapter 535 Regulations of General Applicability, Article VIII. Communication Towers, Antennas and Base Units.

Railroad switching yard or freight terminal. Loading and unloading activities shall be located at least three hundred (300) feet from any residence or office residence zoning district. All railroad switching yards and freight terminals shall provide the following with any application for conditional use permit:

(1) A vicinity plan that includes the following:

a. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.

b. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.

c. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.

(2) An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.

(3) A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.

(4) A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.

- (5) A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.
- (6) A drainage plan for stormwater management and runoff.
- (7) A landscape plan showing compliance with the requirements of Chapter 350, Recycling Activities and Salvage Yards, of the Minneapolis Code of Ordinances and Chapter 530, Site Plan Review.
- (8) A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Reception or meeting hall.

- (1) Where alcoholic beverages are served, the use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.
- (2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Recycling facility. The use shall be performed in a fully enclosed building, except that paper and cardboard may be stored outside in fully enclosed containers or trailers. For the purposes of this requirement, "enclosed" shall mean completely enclosed with no outdoor storage, sorting or processing of materials.

Regional financial service center. The use shall be limited to locations within the downtown area bounded by Interstate 35W, Interstate 94, Plymouth Avenue, and the Mississippi River.

Regional sports arena. The use shall be limited to locations within the downtown area bounded by Interstate 35W, Interstate 94, Plymouth Avenue, and the Mississippi River.

Residential hospice.

- (1) The maximum number of persons served shall not exceed eight (8).
- (2) On-site services shall be for residents of the facility only.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.
- (5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Restaurant, delicatessen. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Restaurant, fast food. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Restaurant, sit down.

- (1) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

School, grades K—12.

- (1) The use shall include a regular course of study accredited by the State of Minnesota.
- (2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (3) An appropriate transition area between the facility and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

School, vocational or business.

- (1) Except in the I3 District, all activities shall be conducted within an enclosed building.
- (2) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (3) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening and other site improvements consistent with the character of the neighborhood.

Scrap/salvage yard, metal milling facility.

- (1) Scrap/salvage yards, metal milling facilities established or expanded after the effective date of this ordinance shall be located at least three hundred (300) feet from any residence or office residence district.
- (2) Any new scrap/salvage yard, metal milling facility and any substantial intensification of an existing facility shall require approval of a conditional use permit. For the purposes of regulating scrap/salvage yards, metal milling facilities, substantial intensification shall mean any of the following:
 - a. Any geographic expansion of the facility.
 - b. The addition of any structure or expansion to the bulk of any structure, except additions or expansions designed primarily to provide weather protection or noise or air pollution abatement for existing shredding, milling, grinding, baling or packing equipment for the handling of scrap or salvage materials included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963, and which do not change machine capacity or facility capacity.
 - c. The addition of any shredding, milling, grinding, baling or packing equipment for the handling of scrap or salvage materials, or the replacement of any existing shredding, milling, grinding, baling or packing equipment for the handling of scrap and salvage materials not included on a certified list of such equipment properly submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963.
 - d. The replacement of any existing shredding, milling, grinding, baling or packing equipment for the handling of scrap and salvage materials included on a certified list of such equipment properly

submitted to the zoning administrator by August 31, 1992, in accordance with the requirements of the zoning code of 1963, which results in an increase of greater than ten (10) percent in the rated compression capacity, shear force capacity or other appropriate power or capacity measurement approved by the zoning administrator for the piece of equipment being replaced.

(3) All scrap/salvage yard, metal milling facilities shall provide the following with any application for conditional use permit:

a. A vicinity plan that includes the following:

1. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.

2. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.

3. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.

b. An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.

c. A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.

d. A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.

e. A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.

f. A drainage plan for stormwater management and runoff.

g. A landscape plan showing compliance with the requirements of Chapter 350, Recycling Activities and Salvage Yards, of the Minneapolis Code of Ordinances and Chapter 530, Site Plan Review.

h. A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Secondhand goods store.

(1) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.

(2) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level.

(3) For new construction, at least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into the building at eye level.

(4) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.

- (5) The premises of all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.
- (6) All receipt, sorting and processing of goods shall occur within a completely enclosed building.
- (7) An appointment or set hours for the acceptance of donated goods shall be required.

Shopping center.

- (1) Only uses allowed in the zoning district in which the shopping center is located shall be allowed in the shopping center.
- (2) Uses which require a conditional use permit, site plan review or other land use approval shall comply with all review and approval requirements of this zoning ordinance.
- (3) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Small engine repair.

- (1) All vehicles or small engines waiting for repair or pick-up shall be stored in an enclosed building.
- (2) All repairs shall be performed within a completely enclosed building.

Supportive housing.

- (1) Supportive housing shall be located at least one-fourth ($\frac{1}{4}$) mile from all existing supportive housing and from all of the following uses, except in the B4H Overlay District:
 - a. Community correctional facility.
 - b. Community residential facility.
 - c. Inebriate housing.
 - d. Motel.
 - e. Overnight shelter.
- (2) On-site services shall be for residents of the facility only, except where part of a regimen of scheduled post-residential treatment.
- (3) To the extent practical, all new construction or additions to existing buildings shall be compatible with the scale and character of the surroundings, and exterior building materials shall be harmonious with other buildings in the neighborhood.
- (4) An appropriate transition area between the use and adjacent property shall be provided by landscaping, screening, and other site improvements consistent with the character of the neighborhood.
- (5) The operator shall submit a management plan for the facility and a floor plan showing sleeping areas, emergency exits and bathrooms.

Taxicab service. In the I1 District, the use shall be located at least three hundred (300) feet from a residence or office residence district.

Theater, indoor. A theater which is nonconforming as to off-street parking shall not be altered by partitioning or dividing such theater into two (2) or more separate seating areas unless sufficient off-

street parking spaces are provided as required by conditional use permit, notwithstanding nonconforming parking rights. In addition to the conditional use standards, the city planning commission shall consider, but not be limited to the following factors in determining the number of off-street parking spaces required:

- (1) Documentation supplied by the applicant regarding the actual parking demand for the proposed use.
- (2) The impact of the proposed use on the parking and roadway facilities in the surrounding area.
- (3) Whether the theater is located near a parking area that is available to the customers, occupants, employees and guests of the proposed use.
- (4) The availability of alternative forms of transportation.

Tobacco shop.

- (1) Back-lighted signs, back-lighted awnings, portable signs, temporary signs and freestanding signs shall be prohibited.
- (2) The window and door area of any existing first floor façade that faces a public street or sidewalk shall not be reduced, nor shall changes be made to such windows or doors that block views into the building at eye level.
- (3) For new construction, at least thirty (30) percent of the first floor façade that faces a public street or sidewalk shall be windows or doors of clear or lightly tinted glass that allow views into and out of the building at eye level.
- (4) The use of bars, chains or similar security devices that are visible from a public street or sidewalk shall be prohibited.
- (5) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Urban farm.

- (1) Keeping of animals is prohibited.
- (2) Any equipment or supplies needed for farm operations shall be fully enclosed or otherwise effectively screened from the street and any adjacent residential uses.
- (3) The use shall not be located in a required interior side yard.
- (4) Outdoor growing associated with an urban farm shall be exempt from the enclosed building requirements of the zoning ordinance.

Veterinary clinic. All activity shall be within a completely enclosed building with soundproofing and odor control. Outdoor kennels shall be prohibited.

Waste hauler. No waste shall be stored or maintained on-site.

Waste transfer or disposal facility. Waste transfer or disposal facilities shall be located at least three hundred (300) feet from any residence or office residence district. All waste transfer or disposal facilities shall provide the following with any application for conditional use permit:

(1) A vicinity plan that includes the following:

- a. A description of natural features, including streams, rivers, lakes, wetlands and major topographical features located within three hundred fifty (350) feet of the site.
- b. A description of the proposal and how it compares to land uses within three hundred fifty (350) feet of the site.
- c. A description of any potential environmental hazard due to existing or proposed land uses, including soil, water and air contamination.

(2) An air quality plan describing stationary and mobile source air emissions, their quantities and composition, and indicating conformance with all applicable air quality regulations.

(3) A dust management plan describing dust emission sources, their quantity and composition, and how dust will be collected, managed and disposed of, and indicating conformance with all applicable dust emission regulations.

(4) A sound attenuation plan describing sources of sound and indicating conformance with all applicable sound and noise regulations.

(5) A vibration dampening plan describing sources of vibration and indicating conformance with all applicable vibration regulations.

(6) A drainage plan for stormwater management and runoff.

(7) A landscape plan showing compliance with the requirements of Chapter 350, Recycling Activities and Salvage Yards, of the Minneapolis Code of Ordinances and Chapter 530, Site Plan Review.

(8) A traffic plan describing the number of truck trips the proposal will generate and the principal access routes to the facility, including a description of the facility's traffic impact on the surrounding area.

Notice: 9/11/2015 Intro. & 1st Reading: 9/25/2015 Committee: ZP
Public Hearing: N/A 2nd Reading & Passage: 12/11/2015 Publication: 12/19/2015

RECORD OF COUNCIL VOTE				
MEMBER	AYE	NAY	ABSTAIN	ABSENT
REICH	X			
GORDON	X			
FREY	X			
B. JOHNSON				X
YANG	X			
WARSAME	X			
GOODMAN	X			
GLIDDEN	X			
CANO	X			
BENDER	X			
QUINCY	X			
A. JOHNSON	X			
PALMISANO	X			
DATE:	DEC 11 2015			

☒ APPROVED

☐ VETOED

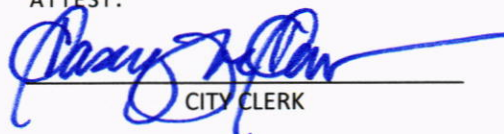
MAYOR HODGES

DEC 16 2015

DATE

Certified an official action of the City Council

ATTEST:


CITY CLERK

Ordinance No. 2015-DY-104

City of Minneapolis

File No. 15-01118

By Gordon**Amending Title 20, Chapter 547 of the Minneapolis Code of Ordinances relating to Zoning Code: Office Residence Districts.**

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 547.30 of the above-entitled ordinance be amended to read as follows:

547.30. Principal uses for the office residence districts.

(a) In general. Table 547-1 Principal Uses in the Office Residence Districts, lists all permitted and conditional uses in the office residence districts.

(b) Permitted uses. Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.

(c) Conditional uses. Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.

(d) Prohibited uses. Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.

(e) Specific development standards. Permitted and conditional uses specified with an " / " under the Specific Development Standards column shall be subject to the specific development standards of Chapter 536, Specific Development Standards.

(f) *Neighborhood serving retail sales and services.* Neighborhood serving retail sales and services include activities that serve the surrounding neighborhood by offering basic goods and services often needed on a day to day basis. The limited nature and scale of the uses minimizes their impact on surrounding properties. Neighborhood serving retail sales and services shall be subject to the following standards:

(1) Neighborhood serving retail sales and services shall be limited to the following uses:

- a. Bakery.
- a b. Barber shop/beauty salon.
- c. Bicycle sales and repair.
- ~~b~~ d. Bookstore, new or used.
- e. Clothing and accessories.
- e f. Coffee shop, with limited entertainment, ~~maximum thirty (30) seats.~~
- ~~d~~ g. Drug store.
- e h. Dry cleaning pickup station
- f i. Florist.
- g j. Grocery store.
- ~~h~~ k. Hardware store.
- l. Jewelry store.
- m. Massage and bodywork establishment.
- i n. Performing, visual or martial arts school.
- j o. Restaurant, sit down or delicatessen, with limited entertainment, provided no alcoholic beverages, ~~maximum thirty (30) seats.~~
- k p. Self-service laundry.
- q. Shoe repair/tailor.
- ~~l~~ r. Sports and health facility.

(2) The maximum size of individual neighborhood serving retail sales and service uses shall be ~~two thousand (2,000)~~ four thousand (4,000) square feet of gross floor area.

(3) All neighborhood serving retail sales and services shall be located on the ground floor of a mixed use building of at least two (2) stories, ~~with no more than two (2) such retail sales and services uses on a single zoning lot.~~

(4) Drive-through facilities shall be prohibited.

(5) Wholesale and off-premise sales shall be prohibited.

~~(6) The minimum floor area of the structure in which the neighborhood serving retail sales and service use is located shall be twenty thousand (20,000) square feet.~~

Table 547-1 Principal Uses in the Office Residence Districts

Use	OR1	OR2	OR3	Specific Dev. Standards
RESIDENTIAL USES				
Dwellings				
Single or two-family dwelling	P			
Single- or two-family dwelling existing on the effective date of this ordinance or conversion of a building existing on the effective date of this ordinance to a single- or two-family dwelling		P	P	
Cluster development	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	
Multiple-family dwelling, three (3) and four (4) units	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	
Planned Unit Development	C	C	C	✓
Congregate Living				
Community residential facility serving six (6) or fewer persons	P	P	P	✓
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons		C	C	✓
Board and care home/ Nursing home/ Assisted living		C	C	✓
Dormitory		C	C	✓
Faculty house		C	C	✓
Fraternity or sorority		C	C	✓
Hospitality residence		C	C	✓
Residential hospice		C	C	✓
Supportive housing		C	C	✓
INSTITUTIONAL AND PUBLIC USES				
Educational Facilities				
College or university			C	✓
Early childhood learning center	P	P	P	✓
Preschool	P	P	P	✓
School, grades K—12	C	P	P	✓
School, vocational or business		P	P	✓
Social, Cultural, Charitable and Recreational Facilities				
Athletic field	C	C	C	✓
Cemetery	C	C	C	
Club or lodge, with limited entertainment		C	C	✓
Community center		P	P	✓
Community garden	P	P	P	✓
Developmental achievement center	P	P	P	✓

Educational arts center	P	P	P	✓
Library	C	P	P	
Museum		P	P	
Park, public		P	P	P
Theater, indoor, live performances only	P	P	P	✓
Religious Institutions				
Convent, monastery or religious retreat center		P	P	✓
Place of assembly		P	P	P
Medical Facilities				
Birth center		C	P	P
Blood/plasma collection facility			P	✓
Hospital			C	✓
Laboratory, medical or dental		P	P	
COMMERCIAL USES				
Office		P	P	P
Bed and breakfast home		C	P	P
Child care center		P	P	P
Clinic, medical or dental		C	P	P
Farmers' market			P	P
Funeral home		C	C	✓
Hotel, 5—20 rooms			P	P
Market garden, with a planting area of 10,000 sq. ft. or less		P	P	P
Market garden, with a planting area greater than 10,000 sq. ft.		C	P	P
Neighborhood serving retail sales and services			P	P
Planned Unit Development		C	C	C
PARKING FACILITIES				
Parking facility			C	C
Parking lot, serving institutional and public uses		C	C	C
Parking lot, serving multiple-family dwellings		C	C	C
PUBLIC SERVICES AND UTILITIES				
Bus turnaround		C	C	C
Communication exchange		C	C	C
Electric or gas substation		C	C	C
Fire station		C	C	C
Heating or cooling facility			C	C
Passenger transit station		C	C	C
Police station		C	C	C
Post office			C	C

Railroad right-of-way	C	C	C
Stormwater retention pond	C	C	C
Water pumping and filtration facility	C	C	C

Notice: 1/25/2013 Intro. & 1st Reading: 2/8/2013 Committee: ZP
Public Hearing: N/A 2nd Reading & Passage: 12/11/2015 Publication: 12/19/2015

RECORD OF COUNCIL VOTE				
MEMBER	AYE	NAY	ABSTAIN	ABSENT
REICH	X			
GORDON	X			
FREY	X			
B. JOHNSON				X
YANG	X			
WARSAME	X			
GOODMAN	X			
GLIDDEN	X			
CANO	X			
BENDER	X			
QUINCY	X			
A. JOHNSON	X			
PALMISANO	X			
DATE:	DEC 11 2015			

☒ APPROVED

☐ VETOED


MAYOR HODGES

DEC 16 2015

DATE

Certified an official action of the City Council

ATTEST:


CITY CLERK



Ordinance No. 2015-0X-105

City of Minneapolis

File No. 15-01118

By Gordon

Amending Title 20, Chapter 548 of the Minneapolis Code of Ordinances relating to Zoning Code: Commercial Districts.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 548.30 of the above-entitled ordinance be amended to read as follows:

548.30. Principal uses for the commercial districts.

(a) *In general.* Table 548-1, Principal Uses in the Commercial Districts, lists all permitted and conditional uses in the commercial districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.

(c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.

(d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.

(e) *Specific development standards.* Permitted and conditional uses specified with an "✓" under the Specific Development Standards column shall be subject to the specific development standards of Chapter 536, Specific Development Standards.

(f) *General use categories.* Table 548-1 employs general use categories for some types of uses. A particular use may be determined to be within a general use category if not listed specifically elsewhere in Table 548-1 and if not determined to be within another general use category. Determination of whether a particular use is included within a general use category shall be made by the zoning administrator in the manner provided for in Chapter 525, Administration and Enforcement, governing determination of substantially similar uses.

(1) *General retail sales and services.* General retail sales and services uses include the retail sale of products or the provision of services to the general public that produce minimal off-site impacts. General retail sales and services include but are not limited to the following uses:

- a. Bakery.
- b. Barber shop/beauty salon.
- c. Bicycle sales and repair.
- d. Clothing and accessories.
- e. Drug store.
- f. Dry cleaning pick-up station.
- g. Electronics.
- h. Film developing.
- i. Furniture store.
- j. Hardware store.
- k. Interior decorating/upholstery.
- l. Jewelry store.
- m. Locksmith.
- n. Massage and bodywork establishment.
- o. Picture framing.
- p. Radio and television service and repair.
- q. Shoe repair/tailor.

~~(2) Limited production and processing.~~ Limited production and processing uses include activities that are consistent and compatible with retail sales and services. These uses produce minimal off-site impacts due to their limited nature and scale. Limited production and processing shall not include any use which may be classified as a medium industrial use or a general industrial use or any use which is first allowed in the I2 or I3 Districts. Limited production and processing is allowed as a principal use, and may include wholesale and off-premise sales, notwithstanding the restrictions of this chapter, provided the use shall not exceed one thousand two hundred (1,200) square feet of gross floor area, and the main entrance shall open to a retail or office component equal to not less than fifteen (15) percent of the floor area of the use, except in the C4 District where such district standards shall apply. Limited production and processing includes but is not limited to the following uses:

- a. ~~Apparel, and other finished products made from fabrics.~~
- b. ~~Computers and accessories, including circuit boards and software.~~
- c. ~~Electronic components and accessories.~~
- d. ~~Food and beverage products, except no live slaughter, grain milling, cereal, vegetable oil or vinegar.~~
- e. ~~Precision medical and optical goods.~~
- f. ~~Printing and publishing.~~
- g. ~~Signs, including electric and neon signs.~~
- h. ~~Watches and clocks.~~

i. ~~Wood crafting and carving.~~

j. ~~Wood furniture and upholstery.~~

Table 548-1 Principal Uses in the Commercial Districts

Use	C1	C2	C3A	C3S	C4	Specific Development Standards
COMMERCIAL USES						
Retail Sales and Services						
General retail sales and services	P	P	P	P	P	
Alternative financial establishment		P		P	P	✓
Antiques and collectibles store	P	P	P	P	P	
Art gallery	P	P	P	P	P	
Art studio	P	P	P	P	P	✓
Bank or financial institution	P	P	P	P	P	
Bookstore, new or used	P	P	P	P	P	
Building material sales	P	P		P	C	
Child care center	P	P	P	P	P	✓
Consignment clothing store	P	P	P	P	P	✓
Contractor's office	C	C	C	C	C	
Day labor agency					C	✓
Exterminating shop					P	
Farmers' market	P	P	P	P	P	✓
Firearms dealer					C	✓
Funeral home	P	P	P	P	P	✓
Greenhouse, lawn and garden supply store	P	P		P	P	
Grocery store	P	P	P	P	P	✓
Laundry, self service	P	P	P	P	P	
Market garden	P	P	P	P	P	✓
Memorial monuments		P			P	✓
Motorized scooter sales	P	P	P	P	P	
Neighborhood electric vehicle sales	P	P	P	P	P	
Office supplies sales and service	P	P	P	P	P	

Pawnshop					P	✓
Performing, visual or martial arts school	P	P	P	P	P	
Pet store	P	P	P	P	P	✓
Photocopying	P	P	P	P	P	
Rental of household goods and equipment		P	P	P	P	
Secondhand goods store	P	P	P	P	P	✓
Shopping center	C	C	C	C	C	✓
Small engine repair		C		P	P	✓
Tattoo and body piercing parlor	P	P	P	P	P	
Tobacco shop		P	P	P	P	✓
Veterinary clinic	P	P	P	P	P	✓
Video store	P	P	P	P	P	
Offices	P	P	P	P	P	
Automobile Services						
Automobile convenience facility existing on the effective date of this ordinance	C	C		C	C	✓
Automobile convenience facility		C		C	C	✓
Automobile rental		C			C	✓
Automobile repair, major					C	✓
Automobile repair, minor		C		C	C	✓
Automobile repair, minor, existing on the effective date of this ordinance	C	C		C	C	✓
Automobile sales		C		C	C	✓
Car wash		C		C	C	✓
Food and Beverages						
Catering	P	P	P	P	P	
Coffee shop, with limited entertainment	P	P	P	P	P	✓
Liquor store, off-sale		C	C	C	C	✓
Nightclub			C			✓
Restaurant, delicatessen	P	P	P	P	P	✓
Restaurant, fast food	C	C	C	C	C	✓
Restaurant, sit down, including the serving of alcoholic beverages, with limited	P	P	P	P	P	✓

Single or two-family dwelling	P	P				
Single or two-family dwelling existing on the effective date of this ordinance			P	P	P	
Cluster development	C	C	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	P	P	
Multiple-family dwelling, three (3) and four (4) units	P	P	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	P	P	
Planned Unit Development	C	C	C	C	C	✓
Congregate Living						
Community residential facility serving six (6) or fewer persons	P	P	P	P	P	✓
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons		C	C	C	C	✓
Board and care home/Nursing home/Assisted living	C	C	C	C	C	✓
Inebriate housing		C			C	✓
Residential hospice		C			C	✓
Supportive housing		C			C	✓
INSTITUTIONAL AND PUBLIC USES						
Educational Facilities						
Early childhood learning center	P	P	P	P	P	✓
Preschool	P	P	P	P	P	✓
School, grades K—12	C	C	C	C	C	✓
School, vocational or business	C	P	P	P	P	✓
Social, Cultural, Charitable and Recreational Facilities						
Athletic field	C	C	C	C	C	✓
Club or lodge, with limited entertainment	C	P	P	P	P	
Club or lodge, with general entertainment		P	P	P	P	
Community center	C	P	P	P	P	✓
Community garden	P	P	P	P	P	✓

Developmental achievement center	P	P	P	P	P	
Educational arts center	P	P	P	P	P	
Library	C	P	P	P	P	
Mission					C	✓
Museum	C	P	P	P	P	
Park, public	P	P	P	P	P	
Religious Institutions						
Convent, monastery or religious retreat center	C	P	P	P	P	✓
Place of assembly	P	P	P	P	P	
PRODUCTION, PROCESSING AND STORAGE						
Limited production and processing	CP	CP	CP	CP	CP	✓
Dry cleaning establishment		C			C	✓
Film, video and audio production	P	P	P	P	P	✓
Furniture moving and storage					C	
Industrial machinery and equipment sales, service and rental					C	
Laundry, commercial		C			C	✓
Packaging of finished goods					C	
Printing and publishing		C			C	
Self-service storage					C	
Urban farm					C	✓
Wholesaling, warehousing and distribution					C	
PUBLIC SERVICES AND UTILITIES						
Bus turnaround	C	C	C	C	C	
Communication exchange	C	C	C	C	C	
Electric or gas substation	C	C	C	C	C	
Fire station	C	C	C	C	C	
Garage for public vehicles					C	
Heating or cooling facility	C	C	C	C	C	
Passenger transit station	C	C	C	C	C	
Police station	C	C	C	C	C	
Post office	C	C	C	C	C	

Railroad right-of-way	C	C	C	C	C	
Regional financial service center			C			✓
Stormwater retention pond	C	C	C	C	C	
Street and equipment maintenance facility					C	
Water pumping and filtration facility	C	C	C	C	C	

Section 2. That Section 548.240 of the above-entitled ordinance be amended to read as follows:

548.240. General District Regulations.

The following conditions govern uses in the C1 District:

(1) *Maximum floor area.*

a. *In general.* All commercial uses, including individual uses in shopping centers, and ~~film, video and audio production uses~~, shall be limited to a maximum gross floor area of ~~four thousand (4,000)~~ five thousand (5,000) square feet per use, except for planned unit developments and as provided in sections b. and c. below.

b. *Bonus for no parking located between the principal structure and the street.* If parking is not located between the principal structure and the street, the maximum gross floor area of a commercial use shall be increased to ~~six thousand (6,000)~~ seven thousand five hundred (7,500) square feet.

c. *Bonus for additional stories.* If parking is not located between the principal structure and the street, and the structure in which the commercial use is located is at least two (2) stories (not including the basement), the maximum gross floor area of a commercial use shall be increased to ~~eight thousand (8,000)~~ ten thousand (10,000) square feet.

(2) *Wholesale and off-premise sales.* Wholesale and off-premises sales accessory to retail sales shall be limited to two thousand (2,000) square feet of gross floor area or forty-five (45) percent of gross floor area, whichever is less, provided that the main entrance opens to the retail component of the establishment.

(3) *Drive-through facilities and car washes prohibited.* Drive-through facilities and car washes shall be prohibited.

(4) *Outdoor speakers prohibited.* Commercial outdoor speakers shall be prohibited, except when used in conjunction with self-service fuel pumps. Speaker boxes designed to communicate from pump islands shall not be audible from a residence or office residence district boundary or from a permitted or conditional residential use.

(5) *Fast food restaurants.* Fast food restaurants shall be located only in storefront buildings existing on the effective date of this chapter, provided further that no significant changes shall be made to the exterior of the structure and freestanding signs shall be prohibited.

(6) *Automobile convenience facility and minor automobile repair.* Automobile convenience facilities and minor automobile repair uses shall not expand beyond the boundaries of the zoning lot existing on the effective date of this chapter, and may not be reestablished if changed to another use.

Section 3. That Section 548.300 of the above-entitled ordinance be amended to read as follows:

548.300. General district regulations.

The following conditions govern uses in the C2 District:

(1) *Maximum floor area.* All commercial uses, including shopping centers, shall be limited to a maximum gross floor area of thirty thousand (30,000) square feet per use, except for planned unit developments.

(2) *Wholesale and off-premise sales.* Wholesale and off-premise sales accessory to retail sales shall be limited to four thousand (4,000) square feet of gross floor area or forty-five (45) percent of gross floor area, whichever is less, provided that the main entrance opens to the retail component of the establishment, except as otherwise provided in this ordinance.

(3) *Drive-through facilities permitted.* Drive-through facilities shall be permitted, subject to the standards of Chapter 530, Site Plan Review and Chapter 541, Off-Street Parking and Loading, except as otherwise prohibited by this article.

(4) *Outdoor speakers permitted.* Outdoor speakers shall be permitted, provided that speaker boxes shall not be audible from a residence or office residence district boundary or from a permitted or conditional residential use.

(5) *Fast food restaurants.* Fast food restaurants established after the effective date of this ordinance shall be located only in storefront buildings existing on the effective date of this ordinance, provided further that no significant changes shall be made to the exterior of the structure and freestanding signs shall be prohibited, except where the property is part of an area of at least six hundred sixty (660) feet of continuous C2, C3S, C4 or industrial zoning fronting along the same side of the street as the fast food restaurant, without interruption by a residence, office residence, C1, C3A or Pedestrian Oriented Overlay District.

(6) *Automobile sales.* Automobile sales shall be limited to new and vintage passenger automobiles only, except that leased automobiles and used automobiles received in trade may be sold as an accessory use.

(7) *Production, processing and storage.* ~~Limited production and~~ Production, processing, and storage uses shall be limited to ~~one thousand two hundred (1,200)~~ five thousand (5,000) square feet of gross floor area. ~~Other production, processing, and storage uses shall be limited to four thousand (4,000) square feet of gross floor area.~~

Section 4. That Section 548.360 of the above-entitled ordinance be amended to read as follows:

548.360. General district regulations.

The following conditions govern uses in the C3A District:

(1) *Maximum floor area.*

a. *In general.* All retail sales and service uses, including individual uses in shopping centers, shall be limited to a maximum gross floor area of ~~four thousand (4,000)~~ five thousand (5,000) square feet per use, except as provided in sections (1) b. and c. and (6 5) below.

b. *Bonus for no parking located between the principal structure and the street.* If parking is not located between the principal structure and the street, the maximum gross floor area of a retail sales and service use shall be increased to ~~six thousand (6,000)~~ ten thousand (10,000) square feet.

c. *Bonus for additional stories.* If parking is not located between the principal structure and the street, and the structure in which the commercial use is located is at least two (2) stories (not including the basement), the maximum gross floor area of a retail sales and service use shall be increased to ~~eight thousand (8,000)~~ fifteen thousand (15,000) square feet.

d. *Bonus for large mixed use buildings.* If parking is not located between the principal structure and the street, and the structure in which the commercial use is located is a mixed use building of at least two (2) stories (not including the basement) with a gross floor area of at least one hundred thousand (100,000) square feet, the maximum gross floor area of a retail sales and service use shall be increased to twenty thousand (20,000) square feet.

(2) *Wholesale and off-premise sales.* Wholesale and off-premise sales accessory to retail sales shall be limited to two thousand (2,000) square feet of gross floor area or forty-five (45) percent of gross floor area, whichever is less, provided that the main entrance opens to the retail component of the establishment, except as otherwise provided in this ordinance.

(3) *Drive-through facilities and car washes prohibited.* Drive-through facilities and car washes shall be prohibited.

(4) *Outdoor speakers prohibited.* Commercial outdoor speakers shall be prohibited.

(5) *Shopping centers.* Notwithstanding section (1) above, shopping centers with primarily interior access to individual uses shall be allowed, provided that the individual uses shall be limited to ~~four thousand (4,000)~~ five thousand (5,000) square feet. Shopping centers with primarily exterior access to individual uses shall be subject to the maximum floor area requirements of section (1) above.

(6) *Fast food restaurants.* Fast food restaurants shall be located only in storefront buildings existing on the effective date of this ordinance, provided further that no significant changes shall be made to the exterior of the structure and freestanding signs shall be prohibited, or as part of a shopping center with interior access to individual uses, provided further that freestanding signs shall be prohibited.


(7) *Production, processing and storage.* ~~Limited production and~~ Production, processing, and storage uses shall be limited to ~~one thousand two hundred (1,200)~~ five thousand (5,000) square feet of gross floor area. ~~Other production, processing, and storage uses shall be limited to four thousand (4,000) square feet of gross floor area.~~

(8) *Community residential facilities.* Community residential facilities serving six (6) or fewer persons shall be located in structures existing on the effective date of this ordinance.

Notice: 1/25/2013 Intro. & 1st Reading: 2/8/2013 Committee: ZP
Public Hearing: N/A 2nd Reading & Passage: 12/11/2015 Publication: 12/19/2015

RECORD OF COUNCIL VOTE				
MEMBER	AYE	NAY	ABSTAIN	ABSENT
REICH	X			
GORDON	X			
FREY	X			
B. JOHNSON				X
YANG	X			
WARSAME	X			
GOODMAN	X			
GLIDDEN	X			
CANO	X			
BENDER	X			
QUINCY	X			
A. JOHNSON	X			
PALMISANO	X			
DATE:	DEC 11 2015			

☒ APPROVED ☐ VETOED



MAYOR HODGES
DEC 16 2015

DATE

Certified an official action of the City Council
ATTEST:



CITY CLERK

Ordinance No. 201508-106

City of Minneapolis

File No. 15-01118

By Gordon

Amending Title 20, Chapter 549 of the Minneapolis Code of Ordinances relating to Zoning Code: Downtown Districts.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Section 549.30 above-entitled ordinance be amended to read as follows:

549.30. - Principal uses for the downtown districts.

(a) *In general.* Table 549-1, Principal Uses in the Downtown Districts, lists all permitted and conditional uses in the downtown districts.

(b) *Permitted uses.* Uses specified with a "P" are permitted as of right in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish a permitted use shall obtain a zoning certificate for such use as specified in Chapter 525, Administration and Enforcement.

(c) *Conditional uses.* Uses specified with a "C" are allowed as a conditional use in the district or districts where designated, provided that the use complies with all other applicable provisions of this ordinance. Persons wishing to establish or expand a conditional use shall obtain a conditional use permit for such use, as specified in Chapter 525, Administration and Enforcement.

(d) *Prohibited uses.* Any use not listed as either "P" (permitted) or "C" (conditional) in a particular district or any use not determined by the zoning administrator to be substantially similar to a use listed as permitted or conditional shall be prohibited in that district.

(e) *Specific development standards.* Permitted and conditional uses specified with an "✓" under the Specific Development Standards column shall be subject to the specific development standards of Chapter 536, Specific Development Standards.

(f) *General use categories.* Table 549-1 employs general use categories for some types of uses. A particular use may be determined to be within a general use category if not listed specifically elsewhere in Table 549-1 and if not determined to be within another general use category. Determination of whether a particular use is included within a general use category shall be made by the zoning administrator in the manner provided for in Chapter 525, Administration and Enforcement, governing determination of substantially similar uses.

(1) *General retail sales and services.* General retail sales and services uses include the retail sale of products or the provision of services to the general public that produce minimal off-site impacts. General retail sales and services include but are not limited to the following uses:

- a. Bakery.
- b. Barber shop/beauty salon.
- c. Bicycle sales and repair.
- d. Clothing and accessories.
- e. Drug store.
- f. Dry cleaning pick-up station.
- g. Electronics.
- h. Film developing.
- i. Furniture store.
- j. Hardware store.
- k. Interior decorating/upholstery.
- l. Jewelry store.
- m. Locksmith.
- n. Massage and bodywork establishment.
- o. Picture framing.
- p. Radio and television service and repair.
- q. Shoe repair/tailor.

(2) *Limited production and processing.* Limited production and processing uses include activities that are consistent and compatible with retail sales and services. These uses produce minimal off-site impacts due to their limited nature and scale. Limited production and processing shall not include any use which may be classified as a medium industrial use or a general industrial use or any use which is first allowed in the I2 or I3 Districts. Limited production and processing is allowed as a principal use provided the use shall not exceed the maximum floor area as set forth in each downtown district, and the main entrance shall open to a retail or office component equal to not less than fifteen (15) percent of the floor area of the use, except in the B4C District where such district standards shall apply. Limited production and processing includes but is not limited to the following uses:

- a. Apparel and other finished products made from fabrics.
- b. Computers and accessories, including circuit boards and software.
- c. Electronic components and accessories.
- d. Food and beverage products, except no live slaughter, grain milling, cereal, vegetable oil or vinegar.
- e. Precision medical and optical goods.
- f. Signs, including electric and neon signs.
- g. Watches and clocks.

- h. Wood crafting and carving.
- i. Wood furniture and upholstery.

Table 549-1 Principal Uses in the Downtown Districts

Use	B4	B4S	B4C	B4N	Specific Development Standards
COMMERCIAL USES					
Retail Sales and Services					
General retail sales and services	P	P	P	P	
Alternative financial establishment		P	P	P	✓
Antiques and collectibles store	P	P	P	P	
Art gallery	P	P	P	P	
Art studio	P	P	P	P	✓
Bank or financial institution	P	P	P	P	
Bookstore, new or used	P	P	P	P	
Building material sales			P		
Child care center	P	P	P	P	✓
Consignment clothing store	P	P	P	P	✓
Contractor's office	C	C	C	C	
Day labor agency			C		✓
Dormitory	C	C	C	C	✓
Exterminating shop			P		
Farmers' market	P	P	P	P	✓
Firearms dealer			C		✓
Funeral home		P	P	P	✓
Greenhouse, lawn and garden supply store			P		
Grocery store	P	P	P	P	✓
Laundry, self service	P	P	P	P	
Market garden	P	P	P	P	✓
Motorized scooter sales	P	P	P	P	
Neighborhood electric vehicle sales	P	P	P	P	
Office supplies sales and service	P	P	P	P	
Pawnshop			P		✓
Performing, visual or martial arts school	P	P	P	P	
Pet store	P	P	P	P	✓
Photocopying	P	P	P	P	
Rental of household goods and equipment		P	P	P	
Secondhand goods store		P	P	P	✓
Shopping center	P	P	P	P	✓
Small engine repair			P		✓

Tattoo and body piercing parlor		P	P	P	
Tobacco shop	P	P	P	P	✓
Veterinary clinic	P	P	P	P	✓
Video store	P	P	P	P	
Offices	P	P	P	P	
Automobile Services					
Automobile convenience facility		C	C	C	✓
Automobile rental	C	C	C	C	✓
Automobile repair, major			C		✓
Automobile repair, minor		C	C	C	✓
Automobile sales	C	C	C	C	✓
Car wash			C		✓
Food and Beverages					
Catering	P	P	P	P	
Coffee shop, with limited entertainment	P	P	P	P	✓
Liquor store, off-sale	P	P	P	P	✓
Nightclub	P	P	P		✓
Restaurant, delicatessen	P	P	P	P	✓
Restaurant, fast food	P	P	P	P	✓
Restaurant, sit down, including the serving of alcoholic beverages, with general entertainment	P	P	P	P	✓
Commercial Recreation, Entertainment and Lodging					
Hotel, 5-20 rooms	P	P	P	P	✓
Hotel, 21 rooms or more	P	P	P	P	✓
Indoor recreation area	P	P	P	P	
Outdoor recreation area	C	C	C	C	✓
Radio or television station	P	P	P	P	
Reception or meeting hall	P	P	P	P	
Regional sports arena			P		
Sports and health facility	P	P	P	P	
Theater, indoor	P	P	P	P	✓
Medical Facilities					
Birth center	P	P	P	P	✓
Blood/plasma collection facility			P		✓
Clinic, medical or dental	P	P	P	P	
Hospital		C	C	C	✓
Laboratory, medical or dental	P	P	P	P	
Planned Unit Development	C	C	C	C	✓
Transportation					
Ambulance service			C		
Limousine service			C		
Package delivery service		C	C	C	✓

Truck, trailer, boat, recreational vehicle or mobile home sales, service and rental			C		
PARKING FACILITIES					
Parking facility	C	C	C	C	
RESIDENTIAL USES					
Dwellings					
Cluster development	C	C	C	C	✓
One (1) to four (4) dwelling units, as part of a mixed use building	P	P	P	P	
Multiple-family dwelling, five (5) units or more	P	P	P	P	
Planned Unit Development	C	C	C	C	✓
Congregate Living					
Community residential facility serving seven (7) to sixteen (16) persons	C	C	C	C	✓
Community residential facility serving seventeen (17) to thirty-two (32) persons	C	C	C	C	✓
Board and care home/Nursing home/Assisted living	C	C	C	C	✓
Dormitory	C	C	C	C	✓
Hospitality residence	P	P	P	P	✓
Inebriate housing		C	C	C	✓
Residential hospice	C	C	C	C	✓
Supportive housing	C	C	C	C	✓
INSTITUTIONAL AND PUBLIC USES					
Educational Facilities					
College or university	C	C	C	C	✓
Early childhood learning center	P	P	P	P	✓
Preschool	P	P	P	P	✓
School, grades K—12	C	C	C	C	✓
School, vocational or business	P	P	P	P	✓
Social, Cultural, Charitable and Recreational Facilities					
Club or lodge, with general entertainment	P	P	P	P	
Community center	P	P	P	P	
Community garden		P	P	P	
Convention center, public		P	P	P	
Developmental achievement center		P	P	P	
Educational arts center	P	P	P	P	
Library	P	P	P	P	
Mission			C		✓
Museum	P	P	P	P	
Park, public	P	P	P	P	
Religious Institutions					
Convent, monastery or religious retreat center	P	P	P	P	✓
Place of assembly	P	P	P	P	
PRODUCTION, PROCESSING AND STORAGE					

Limited production and processing	P	P	P	P	✓
Dry cleaning establishment		C	C	C	✓
Film, video and audio production	P	P	P	P	✓
Furniture moving and storage			P		
Industrial machinery and equipment sales, service and rental			C		
Laundry, commercial		P	P	P	✓
Packaging of finished goods		P	P	P	
Printing and publishing	P	P	P	P	
Self-service storage			C		
Wholesaling, warehousing and distribution	P	P	P	P	
PUBLIC SERVICES AND UTILITIES					
Bus turnaround	C	C	C	C	
Communication exchange	P	P	P	P	
Electric or gas substation	C	C	C	C	
Fire station	C	C	C	C	
Garage for public vehicles			C		
Heating or cooling facility	C	C	C	C	
Mounted patrol stable			C		✓
Passenger transit station	P	P	C	P	
Police station	P	P	P	P	
Post office	P	P	P	P	
Pre-trial detention facility, adult			C		✓
Pre-trial detention facility, juvenile			C		✓
Railroad right-of-way	C	C	C	C	
Regional financial service center	P	P	P	P	
Stormwater retention pond	C	C	C	C	
Street and equipment maintenance facility			C		
Water pumping and filtration facility	C	C	C	C	

Section 2. That Section 549.410 of the above-entitled ordinance be amended to read as follows:

549.410. General district regulations.

The following conditions govern uses in the B4 District:

- (1) *Drive-through facilities prohibited.* Drive-through facilities shall be prohibited.
- (2) *Outdoor speakers permitted.* Outdoor speakers shall be permitted, provided that speaker boxes shall not be audible from a residence or office residence district boundary or from a permitted or conditional residential use.
- (3) *Automobile sales.* Automobile sales shall be limited to new and vintage passenger automobiles only, except that leased automobiles and used automobiles received in trade may be sold as an accessory use. The storage and dispensing of fuels and outdoor display is prohibited.

(4) ~~Production, processing and storage. Limited production and~~ Production, processing, and storage uses shall be limited to ~~one thousand two hundred (1,200)~~ five thousand (5,000) square feet of gross floor area. ~~Other production, processing, and storage uses shall be limited to four thousand (4,000)~~ square feet of gross floor area.

Section 3. That Section 549.460 of the above-entitled ordinance be amended to read as follows:

549.460. General district regulations.


The following conditions govern uses in the B4S District:

- (1) *Drive-through facilities prohibited.* Drive-through facilities shall be prohibited.
- (2) *Outdoor speakers permitted.* Outdoor speakers shall be permitted, provided that speaker boxes shall not be audible from a residence or office residence district boundary or from a permitted or conditional residential use.
- (3) *Automobile sales.* Automobile sales shall be limited to new and vintage passenger automobiles only, except that leased automobiles and used automobiles received in trade may be sold as an accessory use. The storage and dispensing of fuels and outdoor display is prohibited.
- (4) *Production, processing and storage.* Production, processing, and storage uses shall be limited to ~~four thousand (4,000)~~ five thousand (5,000) square feet of gross floor area.
- (5) *Parking garages.* The ground floor of principal and accessory parking garages shall have commercial, residential, office, or hotel uses located between the parking garage and any public sidewalk except where frontage is needed to provide vehicular and pedestrian access to the facility. Principal parking garages shall have all parking spaces located entirely below grade except where the garage includes integrated transit facilities within the structure.

Notice: 1/25/2013 Intro. & 1st Reading: 2/8/2013 Committee: ZP
Public Hearing: N/A 2nd Reading & Passage: 12/11/2015 Publication: 12/19/2015

RECORD OF COUNCIL VOTE				
MEMBER	AYE	NAY	ABSTAIN	ABSENT
REICH	X			
GORDON	X			
FREY	X			
B. JOHNSON				X
YANG	X			
WARSAME	X			
GOODMAN	X			
GLIDDEN	X			
CANO	X			
BENDER	X			
QUINCY	X			
A. JOHNSON	X			
PALMISANO	X			
DATE:	DEC 11 2015			

☒ APPROVED ☐ VETOED



MAYOR HODGES
DEC 16 2015

DATE

Certified an official action of the City Council
ATTEST:



CITY CLERK